



JENNIFER M. GRANHOLM  
GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING



REBECCA A. HUMPHRIES  
DIRECTOR

February 9, 2009

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: Wildlife Land Exchange and Sale of Surplus Land  
Pentwater River State Game Area and Phase III Surplus Land – Oceana County  
Land Transaction Case #20060322

Applicant: Patricia Gamble, Hart, Michigan

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Private Land Offered In Exchange: Oceana County, Golden Township, T15N, R18W, Section 1: North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , containing 20 acres, more or less.

Appraised Value: \$57,000.00

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State Land Desired In Exchange: Oceana County, Golden Township, T15N, R18W, Section 29: the East 13.5 rods of the South  $\frac{3}{4}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  containing 5 acres, more or less.

Appraised Value: \$57,000.00

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State Land To be Sold: Oceana County, Golden Township, T15N, R18W, Section 29: N  $\frac{1}{4}$  of the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , containing 5 acres, more or less.

Sale Price: \$29,700.00 (includes transaction fee)

Authority: Part 21 of Act 451, Public Acts of 1994, as amended

Notice: This item will appear on the Department of Natural Resources' (Department) February 23, 2009 Calendar, and is eligible for approval on March 2, 2009. The transaction will also be posted in local newspapers as required by legislation.

NATURAL RESOURCES COMMISSION  
Keith J. Charters, Chair • Mary Brown • Hurley J. Coleman, Jr. • John Madigan • J. R. Richardson • Frank Wheatlake  
STEVENS T. MASON BUILDING • P.O. BOX 30028 • LANSING, MICHIGAN 48909-7528  
[www.michigan.gov/dnr](http://www.michigan.gov/dnr) • (517) 373-2329

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February 9, 2009

Comments:

The desired parcel is located in northwestern Oceana County, four miles southwest of the City of Mears, and contains a total of 10 acres. The 'L' shaped vacant tract displays a level to gently undulating topography with well-drained sandy soils. Vegetative cover consists of brush and smaller trees with some scattered conifers. The parcel is serviced by county-maintained Hazel Road, on which it has 222 feet of frontage at its southern boundary.

During Phase II of the Department's Land Consolidation Strategy, the desired land was reviewed by Department staff and designated as a Class 3 parcel. It was approved for disposal by the Director on January 12, 2006. The desired land has tax reversion status.

The offered private land consists of a vacant 20-acre parcel located approximately three miles southeast of the City of Pentwater in northwestern Oceana County. The parcel exhibits a level to gently rolling terrain with forest cover of northern hardwoods with conifers interspersed. Access is available by 660 feet of frontage along 60<sup>th</sup> Avenue, a dirt road, along the western boundary of the property. State-owned land adjoins this parcel on three sides.

Acquisition of the offered private land will consolidate State-ownership, increase public recreational opportunities, and secure additional wildlife habitat at the Pentwater River State Game Area.

The Mineral and Land Management Section staff of the Department's Forest, Mineral and Fire Management Division reviewed the proposal and found that it is appropriate to exchange mineral rights. The Department will acquire those mineral rights owned by the applicant relative to the offered land.

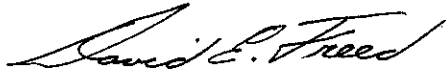
This transaction was reviewed by Department staff and recommended for approval by the Land Exchange Review Committee on August 23, 2007. Proceeds from the transaction will be deposited in the Land Exchange Facilitation Fund (LEFF).

The LEFF Act allows the Department to sell rights in land and deposit the proceeds in a fund that can be used to acquire replacement property. Deposit of said proceeds will not cause the fund to exceed \$2,500,000.00, as stipulated by legislation.

Recommendations:

- (1) That the exchange be approved under authority of Act 451 of 1994, as amended, with the State reserving aboriginal antiquities and conveying mineral rights, provided applicant also conveys mineral rights as expected.
- (2) That the sale be approved under authority of Act 451 of 1994, as amended, with the State reserving aboriginal antiquities and conveying mineral rights.

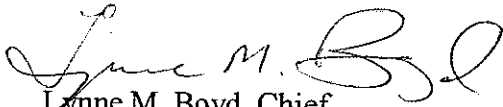
(3) That the proceeds from the sale be deposited into the LEFF.



David E. Freed, Chief  
Land and Facilities



Russ Mason, Chief  
Wildlife




Lynne M. Boyd, Chief  
Forest, Mineral and Fire Management



Ronald A. Olson, Chief  
Parks and Recreation



Kelley D. Smith, Chief  
Fisheries



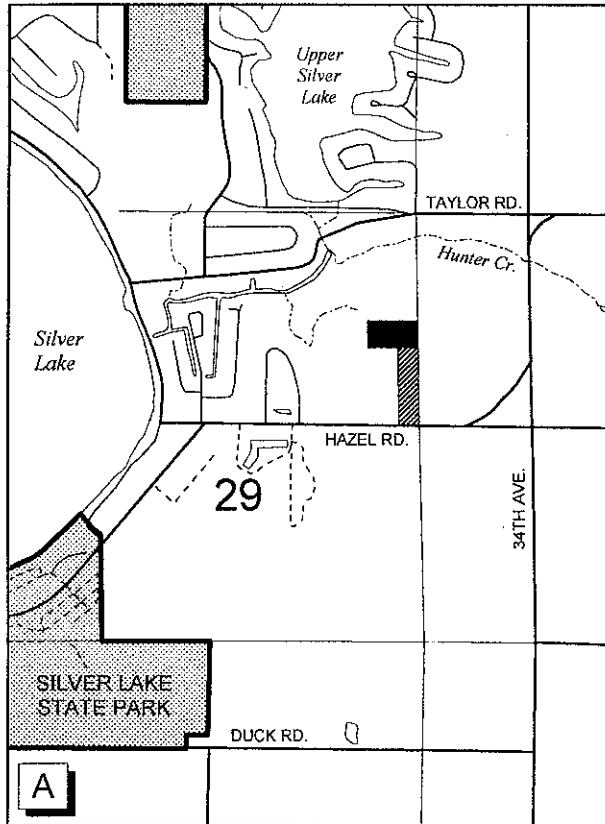
Arminda S. Koch  
Resource Management Deputy

I approve the staff recommendations.

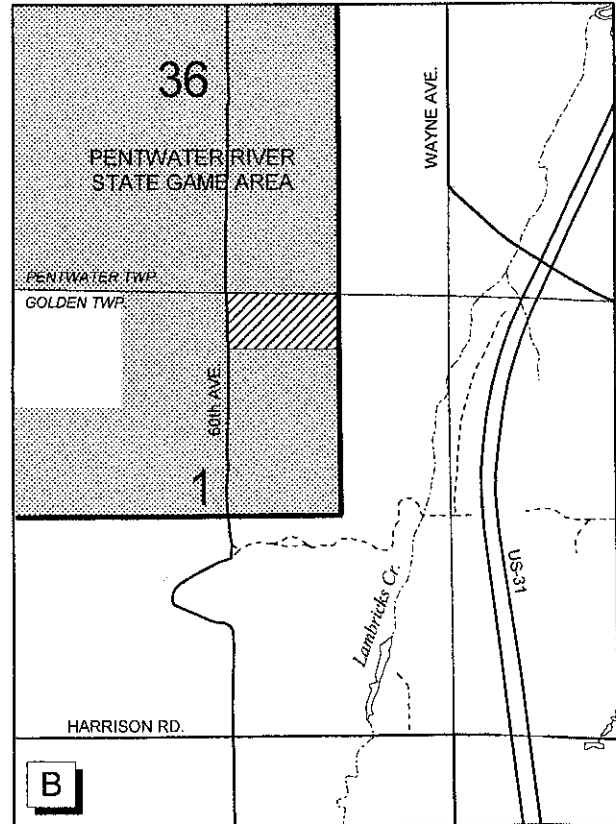
Rebecca A. Humphries  
Director

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Date Approved

**WILDLIFE LAND EXCHANGE AND SALE OF SURPLUS LAND**  
**Pentwater River State Game Area and Phase III Surplus Land**  
**Oceana County**  
**Land Transaction Case #20060322**

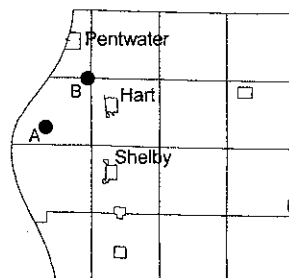


Section 29, T15N, R18W, Golden Township



Section 1, T15N, R18W, Golden Township

- State park or game area boundary
- State land to be sold (5.00 acres - \$29,700.00)
- State land desired from DNR in exchange (5.00 acres - \$57,000.00)
- Land offered to DNR in exchange (20.00 acres - \$57,000.00)
- State land
- Private land



OCEANA COUNTY



DNR-FMFM  
Dnrfile2\RAU\_Projects\  
Commission\_Memos\  
OLAF\20060322\_sga\_pentwater river  
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